Long Branch Town Center Redevelopment -- No. 150700

Category	**General Government**	Date Last Modified	**December 20, 2005**
Agency	**County Executive**	Required Adequate Public Facility	**NO**
Planning Area	**Silver Spring**		
Relocation Impact	**None.**		

EXPENDITURE SCHEDULE ($000)

Cost Element	Total	Thru FY05	Est. FY06	Total 6 Years	FY07	FY08	FY09	FY10	FY11	FY12	Beyond 6 Years
Planning, Design and Supervision	300	0	0	300	300	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	300	0	0	300	300	0	0	0	0	0	0

FUNDING SCHEDULE ($000)

G.O. Bonds	0	0	0	0	0	0	0	0	0	0	0
Current Revenue: General	300	0	0	300	300	0	0	0	0	0	0

ANNUAL OPERATING BUDGET IMPACT ($000)

DESCRIPTION

This project provides for the facility planning of public improvements necessary to support the redevelopment of the super block bounded by Arliss Street, Flower Avenue, and Piney Branch Road. This block is a poorly organized and under developed commercial area that was reviewed by an Urban Land Institute panel which recommended that this block be intersected by new streets and reoriented as a Town Center for the Long Branch community. Planning will include new streets, utilities, streetscaping, public amenities, and parking necessary for the redevelopment of this area as a higher density mixed-use Town Center with retail at street level and residential above. The infrastructure will be planned in partnership with the property owners and businesses in this super block with input from the surrounding Long Branch community through the Long Branch Advisory Committee. M-NCPPC will assist by developing land use regulations that will facilitate this redevelopment effort.

JUSTIFICATION

The Long Branch Community is a very diverse, high density community with a large immigrant population. This community is underserved by the commercial center that is the focus of the community at the intersection of Flower Avenue and Piney Branch. The Long Branch community has been designated as a revitalization area by the County and has been designated as an Enterprise Zone by the State of Maryland. The objective of the redevelopment effort is to provide better services to the community and expand the availability of affordable housing. The effort to create a Town Center for Long Branch must be a public/private partnership to effectively accomplish these goals. This project was recommended by the Long Branch Task Force and is supported by the Silver Spring Citizens Advisory Board.

Plans and Studies

ULI Washington, "A Technical Assistance Panel Report, The Long Branch Community" and the Long Branch Task Force 3rd Annual Report, May 2005.

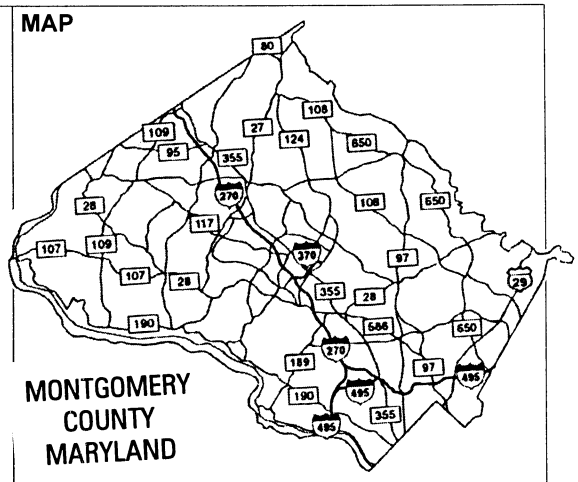
OTHER

This project will comply with the standards of the Department of Public Works and Transportation (DPWT), Maryland State Highway Administration (MSHA), Manual on Uniform Traffic Control Devices (MUTCD), American Association of State Highway Officials (AASTHO), and Americans with Disabilities Act (ADA).

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY07	($000)
Initial Cost Estimate		300
First Cost Estimate Current Scope	FY07	300
Last FY's Cost Estimate		0
Present Cost Estimate		300
Appropriation Request	FY07	300
Appropriation Request Est.	FY08	0
Supplemental Appropriation Request	FY06	0
Transfer		0
Cumulative Appropriation		0
Expenditures/ Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY04	0
New Partial Closeout	FY05	0
Total Partial Closeout		0

COORDINATION

Department of Housing and Community Affairs
Department of Public Works and Transportation
Department of Permitting Services
M-NCPPC
Long Branch Advisory Committee
Maryland Transit Administration (MTA)
Maryland State Highway Administration (MSHA)

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